135.0	0001	0015.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	838,800 / 838,800
					USE VALUE:	838,800 / 838,800
					ASSESSED:	838,800 / 838,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		BELLEVUE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	O SULLIVAN ROBERT J
Owner 2:	O SULLIVAN DIANA
Owner 3:	
Street 1:	42 BELLEVUE ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TENNANT EILLEEN/TRS -
Owner 2:	FORTY TWO BELLEVUE RD TRUST -
Street 1:	42 BELLEVUE ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1939, having primarily Vinyl Exterior and 1746 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7218.000	329,600		509,200	838,800
Total Card	0.166	329,600		509,200	838,800
Total Parcel	0.166	329,600		509,200	838,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 480.41 /Parcel: 480.41

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 86766

GIS Ref

GIS Ref

Insp Date 05/25/18

!10498!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 135.0-0001-0015.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	329,600	0	7,218.	509,200	838,800		Year end	12/23/2021
2021	101	FV	319,000	0	7,218.	509,200	828,200		Year End Roll	12/10/2020
2020	101	FV	319,300	0	7,218.	509,200	828,500	828,500	Year End Roll	12/18/2019
2019	101	FV	258,000	0	7,218.	477,400	735,400	735,400	Year End Roll	1/3/2019
2018	101	FV	253,000	0	7,218.	394,700	647,700	647,700	Year End Roll	12/20/2017
2017	101	FV	253,000	0	7,218.	362,800	615,800	615,800	Year End Roll	1/3/2017
2016	101	FV	253,000	0	7,218.	331,000	584,000	584,000	Year End	1/4/2016
2015	101	FV	238,200	0	7,218.	324,600	562,800	562,800	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:48:46

LAST REV

Date	Time
06/14/18	12:06:19
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 10498

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TENNANT EILLEEN	52038-62		1/2/2009		525,000	No	No		
	9112-169		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	86766
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2017	1033	Redo Bat	15,000	C				
1/23/2009	47	Redo Kit	15,000			G	GROWTH	& BATHROOM
12/16/2008	1504	Inter-De	2,500					install basement w

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2018	Meas/Inspect	HS	Hanne S
1/22/2009	Measured	372	PATRIOT
11/3/1999	Meas/Inspect	256	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7218		Sq. Ft.	Site		0	80.	0.88	9									509,233						509,200	

Total AC/HA:	0.16570	Total SF/SM:	7218	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	509,233	Spl Credit		Total:	509,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1939	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G11	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	4 - Carpet		
Sec Floors:			%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.30379820
Const Adj.:	0.98000002
Adj $ / SQ:	140.549
Other Features:	90613
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	404946
Depreciation:	75320
Depreciated Total:	329626

COMMENTS

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 6 | BRs: 3 | Baths: 1 | HB

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

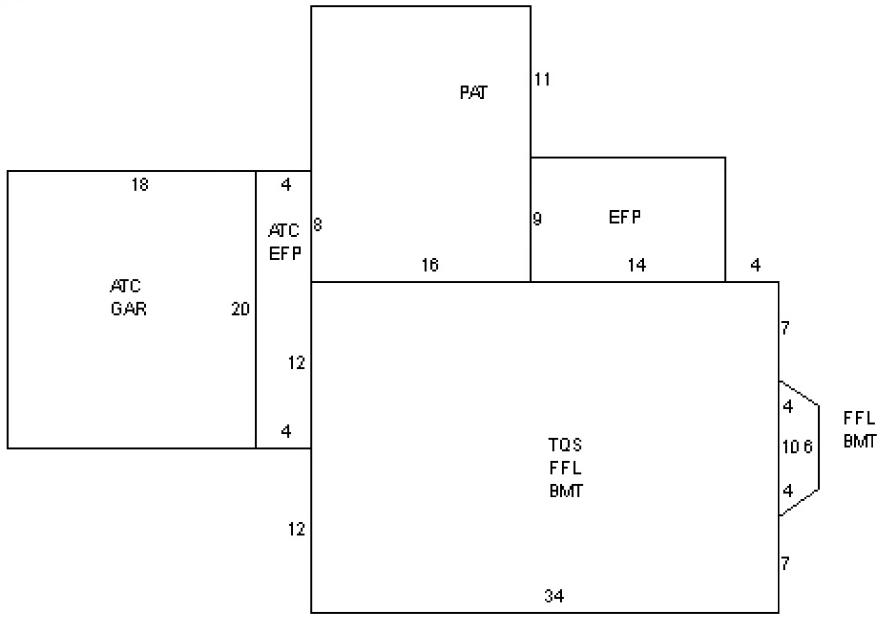
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	154.60
Special Features:	0	Val/Su Net:	98.92
Final Total:	329600	Val/Su SzAd	205.23

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	840	51.760	43,476
FFL	First Floor	840	140.550	118,062
TQS	3/4 Story	612	140.550	86,016
GAR	Garage	360	21.510	7,742
PAT	Patio	320	3.350	1,073
EFP	Enclos Porch	206	39.630	8,164
ATC	Attic	154	84.330	12,987
	Net Sketched Area:	3,332	Total:	277,520
Size Ad	1606	Gross Area	3822	FinArea 1746

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
ATC	100	UNF	100	A	
BMT	100	RRM	35	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0015.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	8X10	A	AV	2010	0.00	T	7.2	101						

More: N | Total Yard Items: | Total Special Featues: | Total: